



PREPARED FOR THE PLAN COMMISSION

Project Address: 1901-1915 South Park Street (14th District, Alder Knox)
Application Type: Demolition Permit
Legistar File ID # [85832](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Laura Amundson; City of Madison Engineering; 210 MLK Jr Blvd, Suite 115; Madison, WI 53703

Owner: Matthew Wachter; City of Madison DPCED; 215 MLK Jr Blvd, Suite 130; Madison, WI 53703

Requested Action: The applicant requests approval of a demolition permit to raze an existing commercial building

Proposal Summary: The applicant proposes to demolish an existing two-story multitenant commercial building. No new development is proposed at this time.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition Permits [§28.185 MGO].

Review Required by: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition permits are met and **approve** demolition permit for the existing commercial building at 1901-1915 South Park Street subject to input at the public hearing and the conditions recommended by the reviewing agencies below beginning on page 3.

Background Information

Parcel Location: The properties addressed as 1901-1915 South Park Street are a total of 34,458 square feet (0.79 acres) and located between South Park Street and Beld Street, north of North Avenue and south of Bram Street. It is located within Alder District 14 (Ald. Knox) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is zoned CC-T (Commercial Corridor - Transitional district) and occupied by an 11,822-square foot two-story multitenant commercial building originally built in 1958.

Surrounding Land Use and Zoning:

North: A two-story religious community center zoned CC-T

East: Across Beld Street, a three-building 24-unit apartment complex zoned TR-V2 (Traditional Residential-Varied 2 district);

South: A City of Madison Water Utility well zoned CC-T; and

West: Across South Park Street, single-story shop and warehouse buildings zoned CC-T.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) and [South Madison Plan](#) (2022) recommend Community Mixed Use (CMU) for the subject parcel.

Zoning Summary: The property is zoned CC-T (Commercial Corridor - Transitional district).

Requirements	Required	Proposed
Front Yard Setback	0' or 5'	TBD
Max. Front Yard Setback: TOD	20'	TBD
Side Yard Setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5' Two-story or higher: 6'	TBD
Rear Yard Setback	The lesser of 20% of lot depth or 20'	TBD
Maximum Lot Coverage	85%	TBD
Minimum Building Height: TOD	2 stories	TBD
Maximum Building Height	5 stories/78'	TBD

Other Critical Zoning Items	Utility Easements, Wellhead Protection District (WP-18), Urban Design (UDD 7), TOD Overlay
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Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The property is not within any mapped environmental corridors.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant proposes to demolish the existing two-story multitenant commercial building at 1901-1915 South Park Street, with no future proposed use. The letter of intent and submitted [demolition photos](#) indicate the building is older, with some paint and exterior surface conditions, and an asphalt parking lot in need of maintenance. The main-floor tenant spaces all appear to be well maintained, but the upper floor appears to have been abandoned and unmaintained for some time. Staff are unaware of any serious structural issues and have not personally inspected the building. According to the application, the applicant intends to raze the building in mid-2025. The site is intended to be land banked by the City of Madison Economic Development Division for future development.

Consistency with Adopted Plans

The [Comprehensive Plan](#) (2023) and [South Madison Plan](#) (2022) recommend Community Mixed Use (CMU) for the subject parcel. The CMU category includes areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. New development in CMU areas is recommended to be two to six stories tall, with residential densities under 130 dwelling units per acre. [The South Madison Plan](#) more specifically recommends a maximum height of three stories for the site.

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. In order to approve a demolition request under the revised standards, the Plan Commission shall consider the seven approval standards

in §28.185(9)(c) M.G.O. when making a determination regarding demolition requests. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison.

The Planning Division believes that the standards for Demolition Permits can be met, but provides the following comments regarding standard 4, which states *“That the Plan Commission has received and considered the report of the City’s Historic Preservation Planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.”* At its August 19, 2024 meeting, the Landmarks Commission found that the existing building at 1901-1915 South Park Street has no known historic value.

Planning Division staff believe all other standards of approval can be met or are not applicable to this request.

Conclusion

When considering the adopted plans and the recommendation of the Landmarks Commission, the Planning Division believes that the standards for demolition permits can be found met.

At the time of report writing, staff is unaware of public comment regarding this request.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the standards for demolition permits are met and **approve** demolition permit for the existing commercial building at 1901-1915 South Park Street subject to input at the public hearing and the conditions recommended by the reviewing agencies below.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

1. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
2. Approval of the demolition will require the removal of the principal building, parking lot, and paved areas. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

Engineering Division (Main Office) (Contact Tim Troester, (608) 267-1995)

3. Based on WDNR BRTTS 03-13-284983 NORTH AMERICAN GROUP SITE the property may contain residual contamination. If contamination is encountered, follow all WDNR and DSPS regulations for proper handling and disposal.

4. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

Engineering Division (Mapping) (Contact Julius Smith, (608) 264-9276)

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| 5. FYI: Any future buildings will receive a new address. Existing addresses will be archived. |
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6. Show Ingress Egress Easement area per Document no. 3215592 where pavement is to remain on the South.
 7. Provide a digital CADD file to scale that accurately represents final construction of the pavement to remain for the billboard lease area and for the shared access area. It shall be on the WISCRS Dane County Projection as set forth in the website link below. The single CADD file submittal shall be either AutoCAD (dwg) or Universal (dxf) format and shall contain the required data per the City of Madison CADD Site Plan Approval Submittal instructions available at: <https://www.cityofmadison.com/engineering/developers-contractors/developers/digital-file-submittals>

Fire Department (Contact Matt Hamilton, (608) 266-4457)

8. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Ron Blumer at rblumer@cityofmadison.com or (608) 266-4198.

Forestry Section (Contact Bradley Hofmann, (608) 267-4908)

9. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
10. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
11. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.
12. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root

system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.

13. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
14. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
15. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

16. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

Parking Utility (Contact Trent Schultz, (608) 246-5806)

17. The agency reviewed this request and has recommended no conditions of approval. A Transportation Demand Management (TDM) Plan may be required as part of future development, per MGO 16.03.

The Planning Division, Traffic Engineering Division, Parks Division, and Metro Transit, have reviewed this request and have recommended no conditions of approval.